

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Larch Loft

Introduction

Larch Loft is a self-contained apartment for 2 adults; it forms the major part of what was originally our garage block. The remainder of the building, with completely separate access, contains our catering kitchen, from which the owner runs a successful outside event catering business.

Larch Loft is situated in the village of Chilbolton, which has a thriving village shop and pub. Both are down the hill a 10 minute walk away. There are no street lights, so a torch is always recommended as pavements are very limited in the village. The speed limit is 20mph.

Larch Loft is a self catering property, although we do provide a homemade welcome hamper, which contains all the essentials for your first 24 hours.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01264860649 or email stay@larchloft.co.uk.

Pre-Arrival

- Full details of how to reach us will be provided with your booking confirmation. Otherwise please see our website www.larchloft.co.uk or use our postcode to view us on google maps or on your Satnav.
- We also have a 3d tour on You Tube:

<https://www.youtube.com/channel/UCPnLhUxXkbh02jvaHDTPXtQ>

- The village has a limited bus service, for more information visit: http://wheelerstravel.co.uk/web_media/File/page%203%20v2.pdf A copy of the timetable will be in the Larch Loft welcome pack. The nearest bus stop is approx. 400yds away in Branksome Avenue – a flat walk on pavement.
- The nearest railway station is Andover which is 7 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance, see contact information for details.

Key Collection, Welcome and Car Parking

- If we are unable to be here to greet you, larch Loft will be left unlocked ready for your arrival, with the key on the inside of the door. We'll come and say hello once we return.
- Parking is available outside the property for upto 4 cars - 7m from the entrance, is off street, safe, secure and level and has motion detecting lighting.
- the parking area surface is made of pressed concrete
- Once inside there will be a comprehensive welcome pack for your perusal, together with walking maps and guides of the local area.

Entrance to Property

- The front door is 80cm wide.
- There is 1 20cm step from the driveway onto the 2.4m wide covered porch area and a further 15cm step upto the front door.
- There are oak posts on either side of the porch area.
- The entrance is lit with motion detecting lighting.
- There is a large non slip mat on both sides of the front door. The floor covering inside the entrance is ceramic tiles
- All decoration is cream, walls, woodwork and flooring.

Hall, Stairs, Landing

- The hall, stairs and landing are well lit using a combination of ceiling and wall lights.
- The entire downstairs floor covering is ceramic tiles with a non slip rug in the downstairs entrance hall.
- The staircase to the first floor is situated in the entrance hallway and has 12 steps. It is relatively narrow at just 70cm wide and has two bends, at step 2 and 10. It is quite steep but there is a handrail on the right side and a wall on the left.

Kitchen/Diner

- The kitchen is situated on the ground floor with step free, level access from the hallway.
- The door opening to the kitchen from the hallway is 70cm wide.
- The door of the oven drops down and the handle is 40cm above the floor. The hob is 90cm above the floor.
- Worktop and sink are 90cm above the floor.
- Washing machine, dishwasher & fridge freezer available.
- Table provided – 90cm high, with 2 bar stools provided

Bedroom and open plan sitting area

- The bedroom is on the first floor which can only be reached by the aforementioned stairs.
- The bedroom is completely open plan and there is no door from the top of the stairs into the bedroom.
- The bedroom is 6m by 3.9m. It is in the eaves, which start at 1.2m, but there is 2.2m of head height through the entire 6m length of the room
- There is 1 super king size zip link bed, which is 6ft 6in long and 6ft wide.
- The TV and DVD player are on a swivel stand that can be viewed from both the bed and the sitting area. TV has freeview, remote control and instruction manual.
- The sitting area contains 2 arm chairs and a desk with chair.

- Some of the furniture can be moved if required.
- There is a large full length wardrobe, with full length hanging rails and a full length mirror.
- Lighting is from dimmable ceiling spot lights and 2 bed side lamps

Bathroom

- On the first floor, entrance is 1m away from the top of the stairs.
- The room is 2.5m square.
- Step free, level access.
- Door opening 70cm wide.
- Contains full length 1.7m bath, with shower over. The step into the bath is 55cm high.
- The bath is non slip, but a bath mat is also provided.
- Toilet 40cm high.
- Wash basin 80cm high. Taps are twist.
- There are no handrails or supports.
- Décor is white, as are the towels and robes supplied and changed weekly.

Garden

- We have a flat paved patio area which can be accessed from the front door. Wooden table & chairs are available on the patio.
- A gravel footpath leads from the front door around to the patio at the rear of the property.
- There is also a wooden garden bench in the vegetable patch which gets the evening sun.

Additional Information

- No Pets
- No smoking.
- The mobile phone reception can be poor. Vodafone is best.

- The nearest Hospital with an A&E unit is in Winchester, 15 miles away. The nearest Doctor's surgery is 4 miles away in Stockbridge. Further information is in the welcome folder.

Contact Information

Address : Inglenook Cottage Drove Road Chilbolton
 Hampshire SO206AB

Telephone: 01264860649

Email: stay@larchloft.co.uk

Website: www.larchloft.co.uk

Hours Of Operation: 9am until 9pm